

Board of County Commissioners

Division of Planning & Development

Development Review

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Development Review Committee Meeting **March 12, 2007**

Members Present-

Brad Cornelius-Acting Chairperson/Planning Manager, Aimee Webb-Development Coordinator/Vice-Chairperson, Gary Rusu-Interim Chief Building Inspector/Bushnell, Becky Howard-Deputy Clerk, Marie Keenum-911 Coordinator, Barry Ginn- Barrineau Ginn & Associates, Inc., Lee Hawkins-Attorney, Michael Springstead-Springstead Engineering, Karen Parker-Secretary, and Bill Stevens-Engineering Manager for Public Works.

The meeting convened at 2:02 p.m.

Approval of Minutes-

Mrs. Keenum made a motion to approve the minutes from March 5, 2007. Mr. Ginn seconded the motion, and the motion carried.

Mr. Ginn joined the Committee as County Engineer for the non-Villages project.

Mrs. Webb made a motion to remove The Villages Trap and Skeet Club, Inc., from the table. Mrs. Keenum seconded the motion, and the motion carried.

The Villages Trap and Skeet Club, Inc. – Major Development - Conceptual Review

Jim Traynor, Vice President/Project Agent, and Mike Manium, assistant, were present and requested a Special Use Permit to develop a trap and skeet range on 145 acres MOL. The property is located in Oxford on CR 237. Mr. Traynor explained the location of the proposed range is west of I-75 and fairly remote. Mr. Traynor explained that noise impacts will be minimal. This facility will be managed by professionals and safety will be a paramount concern. Mr. Traynor also added all members of the club are considered to be safety range officers. Training will be provided to all participants; however, free safety training will be provided to anyone under the age of 18. This facility will be for club members and the public and will provide a recreational facility for youth due to the non-profit status. Mr. Traynor displayed the type of clay target that will be used at the facility and stated rifles and handguns are prohibited.

Mrs. Webb's comments consisted of whether training would be available to adults as well as juveniles, providing ear and eye protection, traffic generation, requiring written proof of gun safety course, and the approximate activity time frame for each participant. Mrs. Webb requested an addendum be added to the documentation specifying the safety training doesn't apply only to participants under the age of 18; however, anyone over the age of 18 are required to pay an additional fee. Mr. Cornelius inquired about the operation of the shooting fields. Mr. Traynor explained the fields operate on a rotation basis. Mr. Traynor also stated the powered paragliding business will be closed; however, the current property owners will continue to utilize the site for personal use of paragliders for a maximum of one year. Mrs. Keenum inquired as to the

operational hours, experience level to participate, the helipad, and if this was Villages sanctioned. Mr. Cornelius stated that the helipad is not included for approval as part of this special use request. Mrs. Howard had no comments. Mr. Rusu inquired about the existing dwellings and current operations on the property. Mr. Manium stated a safe will be built in the club house for the storage of ammunition and firearms for scholastic training. Mr. Hawkins stated this type of facility usually has a steady turnout and believes the traffic estimate provided by the applicant is accurate. Engineering comments consisted of providing a signed and sealed boundary survey and legal description for the property, providing a plan that shows the existing conditions of the site, providing a vicinity map on the Conceptual Plan at a scale not to exceed 1" = ½ mile, showing all proposed construction for the project, providing a stormwater management facility, providing provisions for water and wastewater on the plans, providing a traffic study at time of preliminary/engineering plan review, showing parking around the proposed club house and handicap accessibility to the club house, and referring to Appendix 13A of the Sumter County Land Development Regulations for a complete list of all information required on a Conceptual Plan. Mr. Stevens' comments consisted of providing a 35' right-of-way on CR 237 to Sumter County and proposed traffic generation.

Mrs. Webb made a motion to recommend approval to the Zoning and Adjustment Board subject to all comments being addressed on revised plans, including any comments received from Fire Services, and excluding the helipad from approval. Mr. Stevens seconded the motion, and the motion carried.

Mr. Ginn excused himself from the meeting.

Mr. Springstead joined the Committee as County Engineer for the Village project.

VOS – McDonald's @ Colony Plaza – Major Development – Preliminary/Engineering Review

Justin Polk, C. P. H. Engineers, Inc. was present and requesting preliminary and engineering approval to construct a 3,478 square foot fast food restaurant with a drive thru. Mrs. Webb stated the Villages Public Safety Office had no comments. Mrs. Webb's comments consisted of providing a joint access agreement, listing the monument sign's actual height along C-466A, providing a minimum of 9' wide parallel parking spaces, placing a "One Way" or "Do Not Enter" traffic sign at the north and south drive aisles, placing a stop sign or stop bar at the most southerly parking/drive aisle exit, and placing a note on the plans indicating delivery hours. Mrs. Keenum, Mrs. Howard, Mr. Rusu, Mr. Hawkins, Mr. Stevens, and Mr. Cornelius had no comments. Engineering comments consisted of explaining the traffic patterns around the entrances for the proposed and future conditions, providing the drive thru exit distance and turning radius that meets Sumter County Land Development Regulations, verifying the grades on the handicap ramp shown on sheet C-5, and providing a copy of all required regulatory agency permits.

Mrs. Webb moved to approve the preliminary and engineering plans subject to all comments being addressed on revised plans. Mr. Stevens seconded the motion, and the motion carried.

Mrs. Keenum moved to adjourn. Mrs. Webb seconded the motion, and the motion carried.

Meeting adjourned at 3:15 p.m.

Please note: There will NOT be a meeting on March 19, 2007; therefore, the next meeting is scheduled for March 26, 2007.